

Part V

The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission's tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

1. **Plan Map Policies.** The “Bay Plan Policies” listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
2. **Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as “Plan Map Notes” and “Commission Suggestions” opposite the corresponding map. These comments are not enforceable policies of the Commission.
3. **Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission's staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
4. **Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission's jurisdiction. The Commission's legal jurisdiction is described in the McAteer-Petris Act and the Commission's regulations, and has been affected by certain court decisions. The Commission's staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

1. **San Francisco Waterfront Special Area Plan** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
2. **Benicia Waterfront Special Area Plan** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
3. **South Richmond Shoreline Special Area Plan** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
4. **Richardson Bay Special Area Plan** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
5. **Suisun Marsh Protection Plan** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Plan Map 7

South Bay

PLAN MAP NOTES

Hayward Area Waterfront - The Hayward Area Shoreline Plan, a detailed plan for the Hayward area shoreline between the San Leandro city limits on the north and Fremont and Union City city limits on the south, was prepared by the Hayward Area Shoreline Planning Agency. The Plan, adopted by the City of Hayward, Alameda County, East Bay Regional Park District, and the Hayward Area Recreation District, provides for marsh restoration and shoreline recreation use.

Water Quality - Water at extreme south end of Bay is often polluted so as to discourage recreational use of sloughs and Bay. Greater recreational use will require improved water quality. Some improvements in the quality of water in the South Bay are now being made pursuant to requirements of the San Francisco Bay Regional Water Quality Control Board, and studies underway by wastewater dischargers will lead to further improvements. The recommendations for long-range improvements to water quality contained in the Water Quality Control Plan for the San Francisco Bay Basin, prepared by the San Francisco Bay Regional Water Quality Control Board and approved by the State Water Resources Control Board, should be followed.

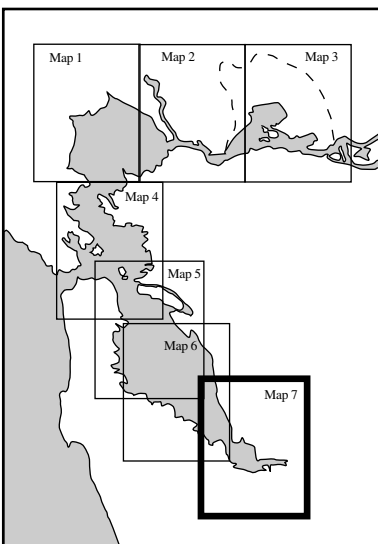
Subsidence - Area subject to possible subsidence. Construction in or near Bay should be carefully planned, taking into account effects of future subsidence and sea level rise.

Santa Clara County Shoreline - The Santa Clara County Planning Policy Committee adopted a Policy Plan for the Baylands of Santa Clara County (July 1972) which establishes conservation and development goals and policies for the Santa Clara County shoreline.

Alviso-San Jose Waterfront - Detailed planning is needed to determine most desirable waterfront design and to overcome subsidence problems. Proposals should emphasize the great recreation potential of this area.

Moffett Naval Air Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

Don Edwards San Francisco Bay National Wildlife Refuge - The addition and restoration of land or water with high aquatic life and wildlife habitat value or good habitat restoration potential to Don Edwards San Francisco Bay National Wildlife Refuge would be in accord with Bay Plan policies.



Plan Map 7

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 If not needed for salt production, ponds west of Coyote Hills should be managed as permanent wildlife area.
- 2 **Dumbarton Bridge** - Design proposed high-level bridge to have slim profile and minimum supporting structure and to enable motorists to see Bay and shoreline. Approaches should provide for fishing and wildlife observation.
- 3 **Newark Slough to Coyote Creek** - Protect harbor seal haul-out and pupping sites where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 4 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 5 **Newby Island** - Provide levee access for wildlife observation.
- 6 If not needed for sewage treatment purposes, oxidation ponds should be acquired as permanent wildlife area.
- 7 **Alviso** - Provide public access and occasional picnic areas.
- 8 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 9 If not needed for salt production, ponds north of Moffet Field should be reserved for possible airport expansion.
- 10 **Moffett Naval Air Station** - If and when not needed by Navy, site should be evaluated for commercial airport by regional airport system study. (Moffett NAS not within BCDC permit jurisdiction.)
- 11 If not needed for salt production, ponds between Stevens Creek and Charleston Slough should be wildlife area.
- 12 **South Bay** - Enhance and restore valuable wildlife habitat. Bay tidal marshes and salt ponds may be acquired as part of Don Edwards San Francisco Bay National Wildlife Refuge and managed to maximize wildlife and aquatic life values. Salt ponds can be managed for the benefit of aquatic life and wildlife. Provide continuous public access to the Bay and salt ponds along levees if in a manner protective of sensitive wildlife.
- 13 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 14 **Regional Restoration Goal for South Bay** - Restore large areas of tidal marsh connected by wide corridors of similar habitat along the perimeter of the Bay. Several large complexes of salt ponds, managed to optimize shorebird and waterfowl habitat functions, should be interspersed throughout the region, and natural unmanaged salt ponds should be restored on the San Leandro shoreline. Natural transitions from tidal flat to tidal marsh and into adjacent transition zones and upland habitats should be restored wherever possible. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

- A If no longer needed for salt pond production, enhance area for wildlife and aquatic life.
- B Alviso-San Jose - Provide continuous public access to slough frontage only at Alviso.

